

# Attachment No. 1

## Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measures</u>
<ul style="list-style-type: none"><li>▪ Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service</li></ul>	<p><b><u>BIO-1: Prior to construction-related ground disturbing activity, a qualified biologist shall survey the project site for presence of Southern tarplant during the appropriate blooming period, May – November. If feasible, the survey shall be conducted during the peak blooming period for the year. Any substantial occurrence (at least 500 mature individuals) shall be preserved on-site or relocated to open space areas in the Bolsa Chica area. If relocation is required, a Southern tarplant relocation program shall be prepared by a qualified biologist and implemented prior to the onset of construction.</u></b></p> <p><b><u>BIO-2:</u></b> <b><u>Prior to construction-related ground disturbing activity, focused burrowing owl surveys shall be conducted in accordance with the CBOC and Department of Fish and Game (DFG) established protocols on the project site.</u></b></p> <ul style="list-style-type: none"><li>▪ <b><u>If no occupied burrows are found, the methods and findings of the surveys shall be reported to the City and DFG for review and approval and no further mitigation would be required.</u></b></li><li>▪ <b><u>If unoccupied burrows are found during the nonbreeding season, the burrows shall be collapsed or otherwise obstructed to prevent owls from entering and nesting in the burrows.</u></b></li><li>▪ <b><u>If occupied burrows are found, a buffer of 165 feet (during the nonbreeding season of September 1 through January 31) or 250 feet (during the breeding season of February 1 through August 31) shall be provided. The buffer area may be adjusted based on recommendations by a qualified biologist in consultation with the DFG. No activity shall occur within the buffer area until a qualified biologist confirms that the burrow is no longer occupied.</u></b></li><li>▪ <b><u>If the burrow is occupied by a nesting pair, a minimum of 7.5 acres of foraging habitat contiguous to the burrow shall be maintained until the breeding season is over. Because the site is only approximately 5 acres in area, property outside of the project site would need to be provided in order to provided 7.5 acres. If off-site property is not available then the entire subject site will serve as foraging area.</u></b></li><li>▪ <b><u>If avoidance of an occupied burrow is not feasible, on-site passive relocation techniques approved by the DFG shall be used to encourage the owls to move to an alternative borrow outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</u></b></li></ul>

<b><u>Description of Impact</u></b>	<b><u>Mitigation Measures</u></b>
<ul style="list-style-type: none"> <li>▪ Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5</li> <li>▪ Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5</li> <li>▪ Disturb any human remains, including those interred outside of formal cemeteries</li> </ul>	<p><b>CR-1:</b> The Applicant shall arrange for a qualified professional archaeological monitor to be present during all project-related ground-disturbing activities. The Applicant shall also arrange for a qualified Native American monitor or a rotation of monitors from the interested bands to be present during all project-related ground-disturbing construction activities. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of cultural resources is prohibited. If archaeological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall cease until the archaeologist evaluates the significance of the resource. In the absence of a determination, all archaeological resources shall be considered significant. If the resource is determined to be significant, the archaeologist shall prepare a research design and recovery plan for the resources.</p> <p><b>CR-2:</b> If human remains are discovered during construction or any earth-moving activities, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner must notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>











## HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 1, 2008  
**PROJECT NAME:** HEARTHSIDE HOMES  
**ENTITLEMENTS:** PLANNING APPLICATION NO. 08-046  
**PROJECT LOCATION:** HUNTINGTON BEACH, CA  
**PLANNER:** JENNIFER VILLASENOR, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-6611/ [jvillasenor@surfcity-hb.org](mailto:jvillasenor@surfcity-hb.org)  
**PLAN REVIEWER-FIRE:** DARIN MARESH, FIRE DEVELOPMENT SPECIALIST  
**TELEPHONE/E-MAIL:** (714) 536-5531/ [lealdwell@surfcity-hb.org](mailto:lealdwell@surfcity-hb.org)  
**PROJECT DESCRIPTION:** TO PERMIT A SMALL LOT DEVELOPMENT FOR 22 SFR ON 5 ACRES, ACROSS FROM THE SANDOVER AND BRIGHTWATER RESIDENTIAL DEVELOPMENTS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 10, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

#### **Environmental**

##### **SOIL SAMPLING SCHEDULES**

**Imported Soil Plan.** All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. When required by the Fire Department, off-site soil importation exceeding 50 cubic yards requires an "Imported Soil Plan" to be submitted to the Fire Department for review and joint approval with the Public Works Department prior to soil importation onto the site.

Initial sample schedule:

- 1 sample per 1000 cubic yards of imported fill (prior to import).

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Public Works may also have plan requirements for grading, stockpiling, haul routes, storm water pollution prevention, erosion and/or dust control.

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on oil industry impacted sites. Additional requirements will be necessary for the development of former oilfield property.

Soil testing results must be submitted, and approved by the Fire Department prior to issuance of a building permit. (FD)

## SITE DEVELOPMENT

### Fire Apparatus Access

**Small Lot Development - Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving surface shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width for declared small lot development is thirty-six feet (36') wide, curb to curb, with thirteen feet six inches (13' 6") vertical clearance.

NOTE: All buildings or structures within the declared small lot development must be protected with automatic fire sprinklers throughout. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

**Fire Lanes**, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

**Secured Vehicle Entries** shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance in the plan notes. (FD)

**Secured Automated Vehicle Entry Gates (Residential)** shall utilize a combination "Strobe-Activated Switch" and "Knox Manual Key Switch", and comply with *City Specification # 403, Fire*

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*Access for Pedestrian or Vehicular Security Gates & Buildings. Reference compliance with City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings in the plan notes. (FD)*

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## Fire Hydrants and Water Systems

**Fire Hydrants** are required. 3 hydrants are required – Please contact use for recommended locations. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments. For Fire Department approval, portray the fire hydrants and reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

## Fire Suppression Systems

### Fire Alarms

**Fire Alarm System** is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

### Fire Sprinklers

**Small Lot Developments (SFD) - Residential (NFPA 13D) Automatic Fire Sprinklers** are required for "Small Lot Developments". NFPA 13D automatic fire sprinkler systems are required per Huntington Beach Fire Code for new residential one and two family dwellings and manufactured homes with a declared Small Lot Development designation.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

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**NOTE:** When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

**Modification, additions, or deletions to an existing automatic fire sprinkler system** or fire alarm system shall require that separate plans (three sets) shall be submitted to the Fire Department for permits and approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes. **(FD)**

**Residential (NFPA 13D) Automatic Fire Sprinklers Systems Supply.** Residential NFPA 13D fire sprinkler systems supply shall be a minimum of a one inch (1") water meter service, installed per Fire Department, Public Works, and Water Division Standards. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The water service improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for water meter requirements. **(FD)**

### **Fire Sprinkler Underground**

**On-Site Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

**Connection to the Public Water Supply** - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site

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improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer.  
(FD)

### **Fire Personnel Access**

**Main Secured Building Entries** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

### **Addressing and Street Names**

**Residential (SFD) Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building.  
(FD)

### **GIS Mapping Information**

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
- Site plot plan showing the building footprint.
  - Specify the type of use for the building
  - Location of electrical, gas, water, sprinkler system shut-offs.
  - Fire Sprinkler Connections (FDC) if any.
  - Knox Access locations for doors, gates, and vehicle access.
  - Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release ) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.

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- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.  
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

**OTHER:**

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5<sup>th</sup> floor

Huntington Beach, CA 92648

or through the City's website at **[www.surfcity-hb.org](http://www.surfcity-hb.org)**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

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**HUNTINGTON BEACH  
PUBLIC WORKS DEPARTMENT  
SUGGESTED CONDITIONS OF APPROVAL**

**DATE:** DECEMBER 9, 2008

**PROJECT NAME:** THE RIDGE RESIDENTIAL DEVELOPMENT

**ENTITLEMENTS:** GPA 08-011, ZMA 08-007, EA 08-016, CUP 08-046, CDP 08-022, TTM 08-125

**PLNG APPLICATION NO.** 2008-0220

**DATE OF PLANS:** OCTOBER 31, 2008

**PROJECT LOCATION:** 17202 BOLSA CHICA ST. APN: 110-016-35 SOUTHEAST4990 "A" STREET, "B" STREET AND "C" STREET (EAST SIDE OF BOLSA CHICA, SOUTH OF LOS PATOS)

**PLANNER** JENNIFER VILLASENOR, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** 714-374-1661/ [JVILLASENOR@SURFCITY-HB.ORG](mailto:JVILLASENOR@SURFCITY-HB.ORG)

**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER

**TELEPHONE/E-MAIL:** 714-374-1692 / [DDEBOW@SURFCITY-HB.ORG](mailto:DDEBOW@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** HEARTHSIDE HOMES HAS SUBMITTED A REQUEST TO AMEND THE ZONING MAP AND GENERAL PLAN LAND USE DESIGNATIONS FROM RESIDENTIAL AGRICULTURAL AND OPEN SPACE-PARKS, RESPECTIVELY TO RESIDENTIAL - LOW DENSITY FOR THE CONSTRUCTION OF A 22 SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD). THE 5 ACRE SITE IS LOCATED ACROSS FROM THE SANDOVER AND BRIGHTWATER RESIDENTIAL DEVELOPMENTS.

**THE FOLLOWING CONDITION IS REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE  
OF A PRECISE GRADING PERMIT:**

1. The developer shall design and improve, and "The Ridge" Homeowners Association (HOA) shall maintain the linear open space along the north property line to the City of Huntington Beach design and maintenance standards for landscaped areas. The soil within the linear open space shall be tested and the results shall be acceptable to the City for landscape improvements. If the soil tests reveal unacceptable and/or un-mitigable agricultural soil conditions, the developer shall remove all soil within the linear open space area to a depth of thirty six inches and replace that soil with Class A topsoil that has been tested and approved by an approved testing laboratory and by the City for importation. All materials used for irrigation and planting shall be approved by the City, and all installation shall be reviewed and approved by the City prior to final inspection of the first dwelling unit within the tract.

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## HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 9, 2008

**PROJECT NAME:** THE RIDGE RESIDENTIAL DEVELOPMENT

**ENTITLEMENTS:** GPA 08-011, ZMA 08-007, EA 08-016, CUP 08-046, CDP 08-022, TTM 08-125

**PLNG APPLICATION NO.** 2008-0220

**DATE OF PLANS:** OCTOBER 31, 2008

**PROJECT LOCATION:** 17202 BOLSA CHICA ST. APN: 110-016-35 SOUTHEAST4990 "A" STREET, "B" STREET AND "C" STREET (EAST SIDE OF BOLSA CHICA, SOUTH OF LOS PATOS)

**PLANNER** JENNIFER VILLASENOR, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** 714-374-1661/ [JVILLASENOR@SURFCITY-HB.ORG](mailto:JVILLASENOR@SURFCITY-HB.ORG)

**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER

**TELEPHONE/E-MAIL:** 714-374-1692 / [DDEBOW@SURFCITY-HB.ORG](mailto:DDEBOW@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** HEARTHSIDE HOMES HAS SUBMITTED A REQUEST TO AMEND THE ZONING MAP AND GENERAL PLAN LAND USE DESIGNATIONS FROM RESIDENTIAL AGRICULTURAL AND OPEN SPACE-PARKS, RESPECTIVELY TO RESIDENTIAL -LOW DENSITY FOR THE CONSTRUCTION OF A 22 SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD). THE 5 ACRE SITE IS LOCATED ACROSS FROM THE SANDOVER AND BRIGHTWATER RESIDENTIAL DEVELOPMENTS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO DEEMING THE APPLICATION COMPLETE:**

1. The developer shall submit detailed geological, sewer, drainage, flood control, soils, traffic and other reports deemed necessary by the City Engineer to permit a complete review of the design and improvements for the subdivision. The developer shall also submit a fiscal impact report prepared by an independent economic analyst, evaluating the projected impacts the development may have on city services. This report shall also include marketing and cost benefit information for the project. (ZSO 252.04)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF A FINAL VESTING TRACT MAP UNLESS OTHERWISE STATED:**

2. The site plan received and dated October 31, 2008 shall be the conditionally approved layout except for:
  - a. The proposed 4-inch deviated wedge curb shall be replaced with City of Huntington Beach Standard Plan No. 216. Curb height shall be determined pursuant to the approved hydrology and hydraulic study.
  - b. Sewer and Water pipeline design shall be shown in "C" Street.
  - c. Design and specifications for all public facilities including but not limited to on and off-site sewer, water, drainage, roads and other improvements.
3. Final Vesting Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the final Vesting Tract Map.
4. The Final Vesting Tract Map shall be consistent with the approved Vesting Tentative Tract map. (ZSO 253.14)
5. The following dedications to the City of Huntington Beach shall be shown on the Final Vesting Tract Map. (ZSO 230.84A & 253.10K)
  - a. A utility easement, covering the public water and sewer facilities and appurtenances located within "A" Street, "B" Street and "C" Street. The water easement shall be a minimum total width of 10-feet clear (5-feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20-feet to allow for equipment access and maintenance operations. The sewer easement shall be per Huntington Beach Standard Plan No. 500. The City shall have access to public sewer and water facilities and appurtenances at all times, with access rights in, over, across, upon and through "A" Street, "B" Street and "C" Street for the purpose of maintaining, servicing, cleaning, repairing and replacing the sewer and water system as dedicated to the City.
  - b. An easement over "A" Street, "B" Street and "C" Street for Police and Fire Departments access.
  - c. A pedestrian easement at the entrance of "A" Street and Bolsa Chica Street for north/south pedestrian path of travel.)

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- d. A 2-ft. public utility easement for "A" Street, "B" Street and "C" Streets, per Huntington Beach Standard Plan No. 104.
6. The water system and appurtenances for the entire project shall be a public system.
7. The sewer system and appurtenances for the entire project shall be a public system.
8. The storm drain system located within private streets shall be private and maintained by the Homeowner's Association.
9. A final hydrology and hydraulic analysis for the runoff from this project (10, 25, and 100-year storms and back-to-back 100 year storms shall be analyzed) and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval with first submittal of the Precise Grading Plan. In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite attenuation analysis. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements. The study and the proposed drainage improvements shall include on-site, privately maintained BMPs to control the quality of run-off water from the development. The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 230.84)
10. A will-serve letter from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer in Los Patos Ave. shall be obtained. A copy shall be provided to the City of Huntington Beach, Public Works Department.
11. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include Phase II Environmental on-site soil sampling in areas not previously investigated and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
12. A Traffic Impact Analysis shall be submitted for review and approval for this project. (GP)
13. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
  - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
14. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract.
15. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
16. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
  - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
  - b. Provide a digital-graphics file of said map to the County of Orange.



17. Provide a digital-graphics file of said map to the City per the following design criteria:
  - a. Design Specification:
    - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
    - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
    - iii. Digital data shall have units in US FEET.
    - iv. A separate drawing file shall be submitted for each individual sheet.
    - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
    - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
  - b. File Format and Media Specification:
    - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
      - AutoCAD (version 2000, release 4) drawing file: \_\_\_\_\_.DWG
      - Drawing Interchange file: \_\_\_\_\_.DXF
    - ii. Shall be in compliance with the following media type:
      - CD Recordable (CD-R) 650 Megabytes
18. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the final map or obtain building permits before completion of the required improvements. (ZSO 255.16)
19. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. (ZSO 253.12K)
20. The grading and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
21. A Homeowners' Association(s) (HOA) shall be formed, and shall include responsibility for the maintenance and replacement of the following for the total project area:
  - a. Required landscape on Bolsa Chica Street
  - b. Items within the Maintenance License Agreement (including landscaped area along the northerly project boundary)
  - c. Lot G and Lot D
  - d. Common onsite landscaping and irrigation improvements
  - e. Private storm drainage systems
  - f. Best Management Practices (BMP's) as per the approved Water Quality Management Plan (WQMP)

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CC&R's shall be required for the development and the aforementioned items shall be addressed in the development's CC&R's.

22. The Homeowners' Association (HOA) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach for maintenance and control of the area within the public water and sewer easements, which shall address repair to any enhanced pavement, etc., if the public water and sewer pipelines and/or appurtenances require repair or maintenance. The HOA shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any public water or sewer pipelines. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
23. The Final Vesting Tract Map shall be consistent with the approved Tentative Vesting Tract Map. (ZSO 253.04)
24. All applicable Public Works fees shall be paid. (ZSO 250.16)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF A PRECISE GRADING PERMIT:**

1. The final Vesting Tract map shall be recorded with the County of Orange prior to issuance of a precise grading permit.
2. Separate plans for removals, stockpiling, surcharge and other independent or phased remedial or earth moving operations shall be prepared by a Licensed Civil Engineer, and be submitted to the Public Works Department for review and approval. (MC 17.05.140)
3. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
4. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. Final grades and elevations on the grading plans shall not vary by more than 1-foot from the grades and elevations on the approved Vesting Tentative Tract Map and site plan, unless otherwise required by these development requirements and/or conditions of approval, and as directed by the Department of Public Works. (MC 17.05/ZSO 255.04A)
5. Street Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines. The following improvements shall be shown on the plan:
  - a. Curb, gutter and ADA compliant sidewalk shall be provided for along "A" Street, "B" Street and "C" Street, per CHB Standard Plan No. 202. ADA compliant meandering sidewalk shall be provided for along Bolsa Chica Street. ADA compliant access shall be provided through all improvements, including off-site locations, where improvements are included in project related plans. All sidewalks shall meet ADA, Title 24 and Public Works standards to the maximum extent feasible.

- b. Curb ramps compliant with current ADA requirements shall be installed on the east side curb returns at the intersection of Bolsa Chica Street and "A" street. (ADA)
  - c. Curb ramps compliant with current ADA requirements shall be installed at the intersections of "B" Street and "C" Street. (ADA)
  - d. Intersection sight distance shall be provided at the intersection of Bolsa Chica Street and "A" Street. Sight distance criteria shall be based on Caltrans Highway Design Manual, Chapter 400.
  - e. The sewer facilities shall be designed per the approved final Sewer Study and City Standards.
  - f. Each dwelling unit shall have a new sewer lateral installed connecting to the main in the street. (ZSO 230.84)
  - g. All drainage facilities shall be designed per the approved final hydrology and hydraulics study and City Standards. (ZSO 255.04A)
  - h. Each separate landscaping area (i.e. Home Owner's Association (HOA) property, public common landscaping areas, park site, etc.) shall have separate irrigation meters and services. The irrigation water services shall be a minimum of 1-inch in size. (Resolution 2003-29, ZSO 232)
  - i. Each dwelling unit shall have a separate domestic water service and meter installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 1-inch in size. (ZSO 230.84)
  - j. Separate backflow protection devices shall be installed per Water Standards for all domestic and irrigation water services. (Resolution 5921 and Title 17)
  - k. Street lighting plans on Bolsa Chica Street along the project frontage and on "A" Street, "B" Street and "C" Street shall be prepared by a Licensed Civil or Electrical Engineer and submitted to the Public Works Department for review and approval. A photometric plan shall be submitted to Public Works, which indicates the existing, relocated and proposed street lights and the adequacy of such lighting. Lighting shall be per the City of Huntington Beach Standard Plans. (ZSO 230.84, City Standard Plan No. 411)
  - l. A signing and striping plan for Bolsa Chica Street shall be prepared by a Licensed Civil or Traffic Engineer and be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
  - m. A new 8-inch water pipeline shall be constructed, per Water Division Standards, along the new "A" Street, "B" Street and "C".
  - n. No modifications to the sewer or water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water and sewer systems and pavement overlay. (ZSO 255.04E)
6. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

- a. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
  - b. Standard landscape code requirements apply. (ZSO 232)
7. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
8. Landscaping plans should utilize drought-tolerant landscape materials where appropriate and feasible. (DAMP)
9. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
10. The Project Water Quality Management Plan (WQMP) shall address the City's plan check comments from the Conceptual WQMP dated September 26, 2008; and shall conform to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
  - a. Discusses regional or watershed programs (if applicable)
  - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
  - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
  - d. Incorporates Treatment Control BMPs as defined in the DAMP
  - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
  - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
  - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
  - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
  - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
    - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
    - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
  - j. The applicant shall return one CD media to Public Works for the project record file.

11. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
12. The current tree code requirements shall apply to this site. (ZSO 232)
  - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
  - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
14. All applicable Public Works fees shall be paid per Chapter 232 of the Zoning and Subdivision Ordinance. (ZSO 232)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING THE IMPROVEMENT OPERATIONS:**

1. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
2. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
3. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
4. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
5. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
6. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
7. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
8. Wind barriers shall be installed along the perimeter of the site. (DAMP)
9. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
10. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED**

**PRIOR TO FINAL INSPECTION:**

1. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
2. Traffic impact fees shall be paid at the rate applicable at the time of occupancy. The current rate of \$163 per net new added daily trip is adjusted annually. This project is forecast to generate 264 new daily trips for a total traffic impact fee of \$43,032.00 or \$1,956.00 per residential unit. (MC 17.65)
3. All landscape, irrigation and hardscape improvements for the park shall be completed.
4. Complete all improvements as shown on the approved grading, street improvement and landscape plans. (MC 17.05)
5. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
6. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
7. All new utilities shall be undergrounded. (MC 17.64)
8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
9. All applicable Public Works fees shall be paid per Chapter 232 of the Zoning and Subdivision Ordinance. (ZSO 232)



## HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 3, 2008  
**PLANNER:** JENNIFER VILLASENOR  
**PROJECT NAME:** HEARTHSIDE HOMES  
**REQUEST:** TO AMEND THE ZONING MAP AND GENERAL PLAN TO ALLOW 22  
LOW DENSITY SINGLE FAMILY HOMES.  
**PROJECT LOCATION:** SE CORNER OF BOLSA CHICA STREET AND LOS PATOS AVE.  
**PLAN REVIEWER:** JAN THOMAS  
**TELEPHONE/E-MAIL:** (949) 348-8186 jckthomas@cox.net

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**Conditions listed below shall be completed before final inspection.**

#### SUGGESTED CONDITIONS OF APPROVAL

##### Recommendation:

Lot D shall include no berms. It shall remain level with the street. Following are three reasons:

1. Visibility to and around the homes and neighborhood will remain open.
2. Balls will not as readily roll into the street. (Possibly add a small fence at the east end of the park.)
3. Parents are able to watch their child play in that area, if the parent is watching from his/her home.

##### Recommendation:

The meandering trail and landscape lot to the north of the project should be lighted throughout all hours of darkness.

Landscaping in this area shall be designed and maintained to allow users to view their surroundings. Potential offenders should have no dense landscaping to use for concealment.

ATTACHMENT NO. 3.17



**CITY OF HUNTINGTON BEACH  
DEPARTMENT OF BUILDING & SAFETY  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 3, 2008  
**PROJECT NAME:** HEARTHSIDE HOMES  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 08-0220  
**DATE OF PLANS:** OCTOBER 31, 2008  
**PROJECT LOCATION:** APN: 110-016-35  
**PROJECT PLANNER:** JENNIFER VILLASENOR, ASSOCIATE PLANNER  
**PLAN REVIEWER:** JASON KWAK, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 536-5278 / [jkwak@surfcity-hb.org](mailto:jkwak@surfcity-hb.org)  
**PROJECT DESCRIPTION:** REQUEST TO AMEND THE EXISTING GP DESIGNATION FROM OPEN SPACE-PARK (OS-P) TO RESIDENTIAL MEDIUM DENSITY (RM-15) TO PERMIT THE DEVELOPMENT OF 22 SINGLE-FAMILY UNITS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

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**I. SPECIAL CONDITIONS:**

1. None

**II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

ATTACHMENT NO. 3.18



# ATTACHMENT 4

## Property Development Standards for Residential Districts

	RL	RM	RMH-A Subdistrict	RMH	RH	RMP	Additional Provisions	
Minimum Building Site Width (ft.)	6,000	6,000	2,500	6,000	6,000	10 ac.	(A)(B)(C)	(3410-3/99)
Cul de sac frontage	60	60	25	60	60	N/A		(3334-6/97, 3410-3/99)
Minimum Setbacks	45	45	-	45	45	N/A		(3334-6/97, 3410-3/99)
Front (ft.)	15	15	12	10	10	10	(D)(R)	(3334-6/97, 3410-3/99)
Side (ft.)	3;5	3;5	3;5	3;5	3;5	-	(E)(F)	(3334-6/97, 3410-3/99)
Street Side (ft.)	6;10	6;10	5	6;10	6;10	10	(G)(I)(J)	(3334-6/97, 3410-3/99)
Rear (ft.)	10	10	7.5	10	10	-	(H)	(3334-6/97, 3410-3/99)
Accessory Structure							(I)(J)	
Garage							(U)	(3334-6/97, 3410-3/99)
Projections into Setbacks							(K)	(3334-6/97, 3410-3/99)
Maximum Height (ft.)							(L)(R)	(3334-6/97, 3410-3/99)
Dwellings	35	35	35	35	35	20	(M)	(3334-6/97, 3410-3/99)
Accessory Structures	15	15	15	15	15	15	(M)(R)	(3410-3/99)
Maximum Floor Area Ratio (FAR)	-	-	1.0	-	-	-		(3334-6/97, 3410-3/99)
Minimum Lot Area per Dwelling Unit (sq. ft.)	6,000	2,904	*	1,742	1,244	-		(3410-3/99)
Maximum Lot Coverage (%)	50	50	50	50	50	75	(V)	(3334-6/97, 3410-3/99)
Minimum Floor Area							(N)	(3334-6/97, 3410-3/99)
Minimum Usable Open Space							(O)	
Courts							(P)	(3334-6/97, 3410-3/99)
Accessibility within Dwellings							(Q)	(3410-3/99)
Waterfront Lots							(R)	(3334-6/97, 3410-3/99)
Landscaping			See Chapter 232				(S)	(3334-6/97, 3410-3/99)
Fences and Walls			See Section 230.88					
Lighting							(T)	(3334-6/97, 3410-3/99)
Underground Utilities			See Chapter 17.64					
Screening of Mechanical Equipment			See Section 230.76					
Refuse Storage Areas			See Section 230.78					(3410-3/99)
Antenna			See Section 230.80					(3410-3/99)
Performance Standards			See Section 230.82					
Off-Street Parking and Loading			See Chapter 231 & Section 210.12					
Signs			See Chapter 233					
Nonconforming Structures			See Chapter 236					
Accessory Structures			See Chapter 230.08					(3706-6/05)

\* Lots 50 feet or less in width = 1 unit per 25 feet of frontage  
 Lots greater than 50 feet in width = 1 unit per 1,900 square feet  
 N/A = Not applicable

ATTACHMENT NO. 4.1

## ATTACHMENT 4

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### RL, RM, RMH, RH, and RMP Districts: Additional Development Standards

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#### 210.10 Modifications for Affordable Housing

The Planning Commission may approve a conditional use permit modifying the minimum property development standards in this chapter for affordable housing, as provided in Section 230.14. The proposed modifications shall be requested in writing by the applicant, accompanied by a detailed pro-forma, rental guidelines, deed restrictions, financial subsidies, and other types of documentation which will serve to demonstrate the need for a reduction of development standards. Modifications to the standards may include, but are not limited to, the parking requirements and open space. The specific standard(s) from which the applicant is requesting relief shall be identified and alternative development standard(s) proposed. (3334-6/97, 3410-3/99)

#### 210.12 Planned Unit Development Supplemental Standards and Provisions

This section establishes supplemental development standards and provisions that shall apply to all planned unit developments. (3334-6/97)

- A. Maps. A tentative and final or parcel map shall be approved pursuant to Title 25, Subdivisions. (3334-6/97)
- B. Project Design.
  - 1. Driveway parking for a minimum of fifty percent of the units shall be provided when units are attached side by side. (3334-6/97)
  - 2. A maximum of six units may be attached side by side and an offset on the front of the building a minimum of four (4) feet for every two units shall be provided. (3334-6/97)
  - 3. A minimum of one-third of the roof area within a multi-story, multi-unit building shall be one story less in height than the remaining portion of the structure's roof area. (3334-6/97)
  - 4. The number of required parking spaces for each dwelling unit shall be provided in accordance with Chapter 231. In addition, one or more of the following alternative parking configurations may be permitted in a Planned Unit Development if it is determined that such configuration and location thereof will be accessible and useful in connection with the proposed dwelling units of the development:
    - a. Required enclosed spaces may be provided in a tandem configuration provided that the minimum parking space dimensions comply with Section 231.14.
    - b. Required open spaces may be provided with a combination of off-street and on-street spaces as long as the total number of required parking spaces is provided with the development site.

ATTACHMENT NO. 4.2